ROCHDALE BOROUGH COUNCIL

ECONOMY DIRECTORATE

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Date: 24 July 2019

Mr Martin Osborne
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Sleaford
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Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	**19/00467/DOC**
Application Type:	**Approval of detail reserved by condition**
Proposal:	**Submission of details to comply with conditions 4, 6 and 7 on planning pemission 14/00223/OUT**
Location:	**Land At Belfield Lawn, Off Belfield Mill Lane, Rochdale,**

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

4 No development shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place. The submitted report shall include:

i) a survey of the extent, scale and nature of contamination
ii) an assessment of the potential risks to:
- o human health,
- o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
- o adjoining land,
- o groundwaters and surface waters,
- o ecological systems,
- o archaeological sites and ancient monuments;

iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: To prevent pollution of the water environment and to ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Unitary Development Plan policies EM/4, EM/8 and BE/2, and the National Planning Policy Framework.

You have submitted the Site Investigation Report (reference C12263A), prepared by Ground Engineering and dated June 2019.

The recommendations in the report regarding remedial measures for the identified contamination are acceptable. However since material is to be imported into the site it will require testing to confirm its suitability. For garden areas the ratio should be 1/50m3 for topsoil. For subsoil and landscaped areas a ratio of 1/250m would be acceptable. Testing of the soil shall include metals, orgaincs, speciated TPH and PAH and be asbestos screened. Details of the imported soil shall be submitted to and approved in writing by the Local Planning Authority prior to its installation to certify that it is "suitable for use".

The design of the gas protection measures shall be submitted to the Local Planning Authorityand approved in writing prior to their installation. Validation of the installation of the approved gas protection measures shall also be submitted to the Local Planning Authority.

A validation report shall be submitted to and approved in writing by the Local Planning Authority and this shall include (but not necessarily be limited to) details of the removal of contaminated soils and transfer notes and photographic confirmation that the material has been satisfactorily removed.

Condition 4 is partially discharged.

6 Prior to development first taking place, details of the foul drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. Foul drainage from the site shall be drained on a separate system. No building shall be occupied until the approved foul drainage scheme has been completed to serve that building, in accordance with the approved details. This development shall be completed, maintained and managed in accordance with the approved details.

Reason:- In order to satisfy the requirements of policy EM/8 of the Council's Unitary Development Plan.

You have submitted the following documents in regards the above condition;

- Proposed Site Plan - Drawing no. 15-143-100 (S) - Prepared by Martin Osbourne Design Services
- Scope of Works by Avant Installations - Reference Avant 0679 (rev 2) dated 12/07/2019

The Scope of Works clearly defines the packaged sewage treatment plant that will be installed. This document also explains how the proposed system meets the Environment Agency's General Binding Rules with regard to on-site sewage.

Subject to the foul water drainage being installed in accordance with the submitted details, condition 6 is formally discharged.

Please note that although the LPA have discharged the above condition in regards foul water drainage, you are advised to check the General Binding rules government guidance (issued by the Environment Agency) (EA);-

https://www.gov.uk/permits-you-need-for-septic-tanks/general-binding-rules

You must follow the general binding rules if you're the operator of a septic tank or small sewage treatment plant. The sewage must:

- be domestic in nature, for example from a toilet, bathroom, shower or kitchen of a house, flat or business (such as a pub, hotel or office) - contact the Environment Agency if you're not sure if the sewage is domestic in nature
- not cause pollution - find out how to check for pollution

There are other rules depending on whether you're releasing this sewage:

- o to the ground, for example in your back garden
- o to a surface water, for example a river or stream

RELEASING TO THE GROUND

You must use a septic tank or a small sewage treatment plant and a drainage field (infiltration system).
You must apply for a permit if you release ('discharge'):

- o to a well, borehole or other deep structure
- o more than 2 cubic metres (2,000 litres) per day
- o in a groundwater source protection zone (SPZ1)

The above indicates that:-
a) the Applicant either needs an exemption or a permit from the EA to use the package sewage treatment plant.
b) the Applicant's foul discharge system will comply with the EA requirements.

7 Prior to development first taking place, a surface water drainage scheme and means of disposal, based on sustainable drainage principles with evidence of an assessment of the site conditions, (inclusive of how the scheme shall be managed after completion), shall be submitted to and approved in writing by the Local Planning Authority.

The surface water drainage scheme must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority and no surface water shall discharge to either the public sewerage system or the Rochdale Canal either directly or indirectly.

The development shall be completed, maintained and managed in accordance with the approved details.

Reason: In order to satisfy the requirements of policies LT/7 and EM/8 and of the Council's Unitary Development Plan.

You have submitted the following documents in regards the above condition;

- Proposed Site Plan - Drawing no. 15-143-100 (S) - Prepared by Martin Osbourne Design Services
- Scope of Works by Avant Installations - Reference Avant 0679 (rev 2) dated 12/07/2019

For the paved areas, a note on the Proposed Site drawing states: "Marshalls Priora ® (block paving) or similar approved by RBC Drainage Officer". This is to ensure that permeable paving is installed with suitable open graded gravel in accordance with the Marshalls' bedding specification so that infiltration of rainwater can take place an minimise runoff from the site. Roof drainage will discharge to a private surface water which outfalls to the river Beal

The surface water drainage scheme submitted is acceptable and meets good practice. Subject to the foul drainage being installed in accordance with the submitted details, condition 7 is formally discharged.

Yours faithfully,

MR Rose

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Signed on behalf of the Council